



Agenda Item Number: 2006-9-6A

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: September 26, 2006

Department: Public Safety **Staff Contact:** Frank Marquez, CIP Project Administrator
Irene Serna, CIP Manager
Kevin Kinzie, Substance Abuse Program
Administrator
John Dantis, Deputy County Manager

TITLE: Acquisition of Property at 6117 Zuni Road SE, Albuquerque, NM

ACTION: Motion to authorize the County Manager to sign the purchase agreement and other documents associated with the purchase.

SUMMARY:

Staff request Board approval to purchase property located at 6117 Zuni SE formally the site of the Self Service Zuni Car Wash. The property zoned C-2 is approximately 30,000 sq. ft. (200' x 150') or about 0.689 acres. The owner is asking \$400,000 but has agreed to the appraisal price of \$350,000. The property is just east of the Metropolitan Assessment Treatment Services Center (MATS) located at 5901 Zuni SE. Acquiring this property will allow for the expansion of a parking area needed for staff and residents for the planned 58 bed MATS Transitional Housing Facility.

An appraisal and environmental assessment are complete. The removal of the existing structures on the site and remediation work on the property will be at the seller's expense. The directive by the County is that these issues be completed prior to closing.

ATTACHMENTS:

1. Purchase Agreement
2. Godfrey Appraisals Services letter of market value for the property.
3. Aerial photograph of area.
4. Real Estate Committee Letter of Approval

FISCAL IMPACT

Funding for the acquisition of this property will be derived from the 1/16th percent Indigent Health Care Gross Receipts Tax. The Notice of Intent approving this GRT was approved by the BCC on June 27, 2006. The 1/16th percent Indigent Healthcare GRT will be dedicated to the support of indigent healthcare needs within the County including the following County supported indigent healthcare facilities and programs until June 30, 2009; Metropolitan Assessment Treatment Services Center, South Valley Health Commons, Public Health Office, and Southeast Heights Clinic. This tax will go into effect on January 1, 2007.

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

Staff successfully negotiated a Purchase Agreement for this property to allow for the development of additional parking for the MATS facility and possible future site expansion if needed. I recommend Board approval. TL 9/20/2006

DEPUTY COUNTY MANAGER FOR PUBLIC SAFETY

Purchase of this property will allow for greater public access to the MATS Facility. In addition, it provides for future facility expansion as needs are identified. I recommend approval of this item. JDantis 9/13/06

LEGAL

The proposed action is consistent with AR 15-2005. The Purchase Agreement contains standard terms and conditions for the purchase of real estate. JSL 9/20/06

FINANCE

Budget	The budgeted appropriation for the 1/16 th Indigent Health Care Gross Receipts Tax was approved at the 9/12/06 Bernalillo County Commission meeting as part of the County's final budget adjustments. Funding for the acquisition of this property is available in the General Fund. 9/20/2006
Purchasing	Real property is exempt from the Procurement Code. No comment is required on the proposed motion. Lisa Sedillo-White, Purchasing Director 09/19/2006
Contracts	A Contract Control Number will be issued to the Purchase Agreement upon execution of all applicable parties. Lisa Sedillo-White, Purchasing Director 09/19/2006
Risk Management	No comment necessary for acquisition of property. David A. Baca, risk Management Administrator 9/20/06
CIP	Recommended for approval as submitted. Frank Marquez 9/20/2006

SUPPLEMENTAL SHEET

Motion to approve the purchase of property located at 6117 Zuni Road SE, Albuquerque, New Mexico, was approved by the Board of County Commissioners on September 26, 2006.

APPROVED AS TO FORM:

BOARD OF COUNTY COMMISSIONERS:

Jeffery S. Landers, County Attorney

Alan B. Armijo, Chair

Date: _____

Teresa L. Córdova PhD, Vice Chair

E. Tim Cummins, Member

Deanna Archuleta, Member

Michael Brasher, Member

ATTEST:

Mary E. Herrera, County Clerk
Date: _____